

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot. (Unless otherwise noted)
- Indicates Found Monument, See Plan.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the S.W. 1/4 of Section 33, Town 8 North, Range 20 East, Bears North 00°09'10" East.
- Outlots 1 and 3 contain Stormwater Management Facilities, Environmental areas and open space.
- Outlot 3 contains a private Multi-use Asphalt Path. The owners of the residential lots within this Subdivision and future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair and maintain said Multi-use Asphalt Path within Outlot 3. Said repair and maintenance shall be performed by the owners of all lots within this Subdivision and future development of Outlot 5.
- Outlot 4 contains open space.
- Outlots 2 and 5 are retained by the developer for future development.
- The Owners of the residential Lots within this Subdivision and any future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 3 and 4 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities and tributary drainage ways are located on Outlots 1 and 3 of this Subdivision. The owners of the residential lots within this Subdivision and future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities and drainage ways within Outlots 1 and 3. Said repairs, maintenance and restoration shall be performed by the owners of all lots within this Subdivision and future development of Outlot 5.
- Any land below the Ordinary High Water Mark of a lake or a navigable stream is subject to the Public Trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.
- Wetland and Isolated Natural Resource Area (INRA) boundaries shown hereon were field delineated by Heartland Ecological Group, Inc. (Eric Parker) on May 4-5, 2023.
- All electric, telephone, and communication distribution lines and laterals, including CATV cables, constructed after the recording of this Subdivision shall be placed underground.
- All existing structures within the development will be razed along with any possible well and private sewage systems when future development of Outlot 5 takes place.
- Private Drainage Easements are established to provide for the unobstructed flow of storm water runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free of any obstructions that may restrict or block this flow. These Private Drainage Easements are marked "A".
- All Easements marked "B" are Public Easements granted to the Village of Menomonee Falls.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

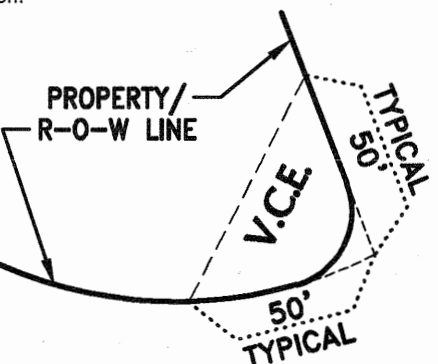
Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

(P.O.B.)  
N.W. CORNER S.W. 1/4  
SEC. 33-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 410,734.70  
E 2,495,271.66

VILLAGE VISION CORNER  
EASEMENT DETAIL (V.C.E.)

V.C.E. APPLIES TO:

Lots 7, 18, 28 and 29 and Outlots 1 & 2 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above the intersection elevation.



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 14, 2025

*Don Dine*  
Department of Administration



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

QUIETWOOD

BEING A REDIVISION OF OUTLOT 4 OF "CRANES CROSSING ADDITION NO. 1 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

OWNER:  
QUIET WOOD  
DEVELOPMENT, LLC  
3330 GATEWAY ROAD  
SUITE 200  
BROOKFIELD, WI 53045  
PHONE: (414) 881-2266

LOT CHARACTERISTICS:  
(PRD ZONING)

LOTS 1-18:  
MIN. LOT AREA: 15,000 S.F.  
MIN. LOT WIDTH: 90 FT.  
MIN. FRONT SETBACK: 30 FT.  
MIN. REAR SETBACK: 30 FT.  
MIN. SIDE SETBACK: 12.5 FT.

LOTS 19-30:  
MIN. LOT AREA: 17,000 S.F.  
MIN. LOT WIDTH: 110 FT.  
MIN. FRONT SETBACK: 30 FT.  
MIN. REAR SETBACK: 30 FT.  
MIN. SIDE SETBACK: 15 FT.

4801797  
REGISTER OF DEEDS  
WAUKESHA COUNTY, WI  
RECORDED ON  
January 17, 2025 02:06 PM  
James R. Behrend  
Register of Deeds  
19 PGS  
TOTAL FEE: \$50.00  
TRANS FEE: \$0.00  
Book 56 Page 115-124



LOCALITY MAP:

EAST 1/2, SEC. 32,  
WEST 1/2, SEC. 33,  
T. 8 N., R. 20 E.  
SCALE: 1"=2000'

S.E. CORNER N.W. 1/4  
SEC. 33-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 410,823.54  
E 2,497,908.81

SCALE: 1"=150'  
0 75 150 300

*Grady L. Gosser*



10/21/24  
11/7/25

DATED THIS 21st DAY OF OCTOBER, 2024

REVISED THIS 7th DAY OF JANUARY, 2025

SHEET 1 OF 10



# QUIETWOOD

BEING A REDIVISION OF OUTLOT 4 OF "CRANES CROSSING ADDITION NO. 1 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

## WETLAND PRESERVATION AND ISOLATED NATURAL RESOURCE AREA PRESERVATION RESTRICTIONS:

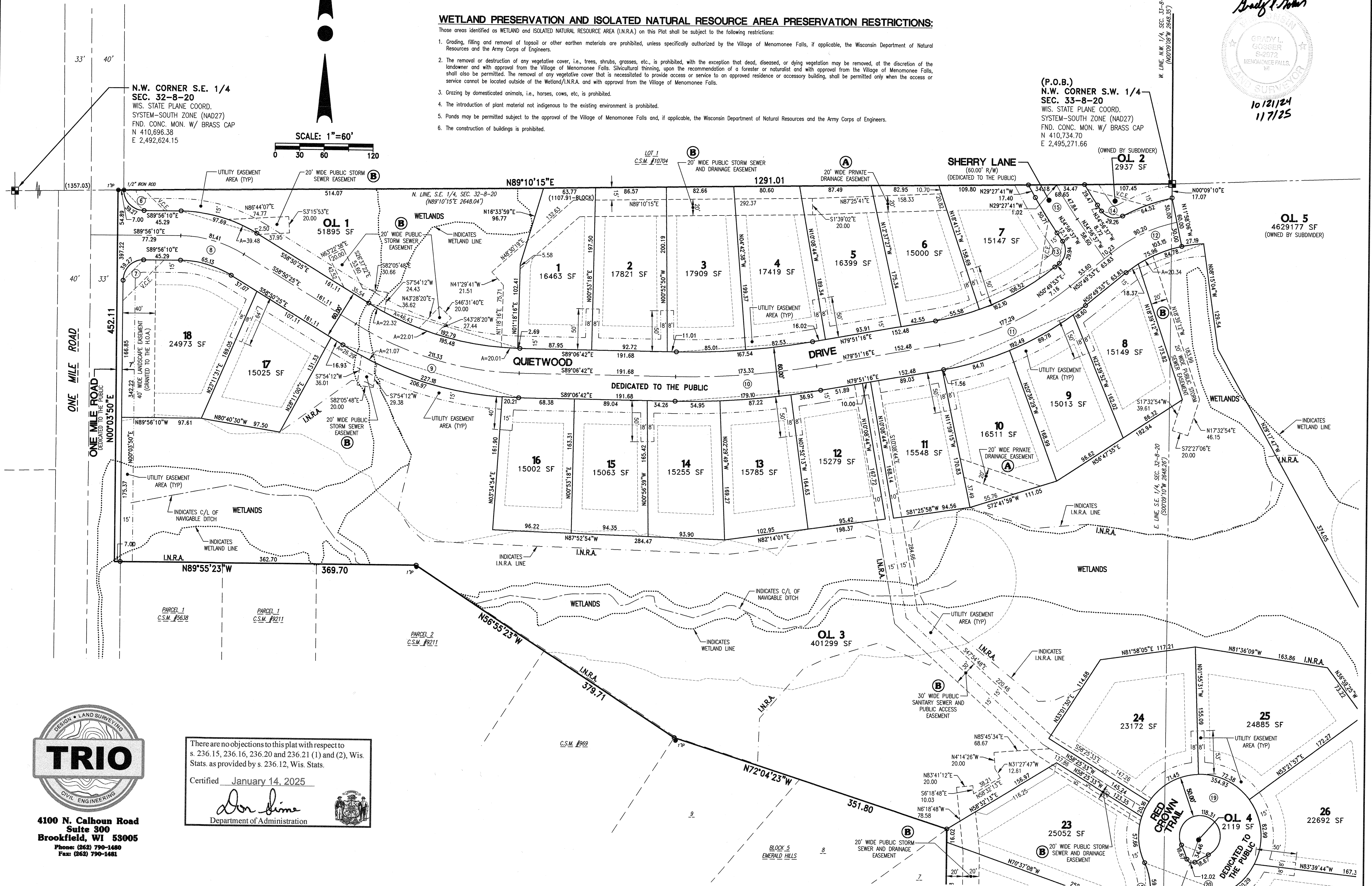
- Those areas identified as WETLAND and ISOLATED NATURAL RESOURCE AREA (I.N.R.A.) on this Plat shall be subject to the following restrictions:
1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the Village of Menomonee Falls, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
  2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Village of Menomonee Falls. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Village of Menomonee Falls, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Wetland/I.N.R.A. and with approval from the Village of Menomonee Falls.
  3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited.
  4. The introduction of plant material not indigenous to the existing environment is prohibited.
  5. Ponds may be permitted subject to the approval of the Village of Menomonee Falls and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
  6. The construction of buildings is prohibited.

*Grady L. Gosser*  
GRADY L. GOSSER  
S-2972  
MENOMONEE FALLS, WI  
10/21/24  
11/7/25

N.W. CORNER S.E. 1/4  
SEC. 32-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 410,696.38  
E 2,492,624.15

(P.O.B.)  
N.W. CORNER S.W. 1/4  
SEC. 33-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 410,734.70  
E 2,495,271.66

SCALE: 1"=60'  
0 30 60 120



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified January 14, 2025  
*Don Dime*  
Department of Administration

X:\2023\23-014-1097 QUIETWOOD - CRANES CROSSING NORTH - MEN. FALLS DRAINING SURVEY PLATS\16897.01.DWG

# QUIETWOOD

BEING A REDIVISION OF OUTLOT 4 OF "CRANES CROSSING ADDITION NO. 1 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 14, 2025

*Don Dime*  
Department of Administration

N.W. CORNER N.W. 1/4  
SEC. 33-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 413,382.79  
E 2,495,264.63

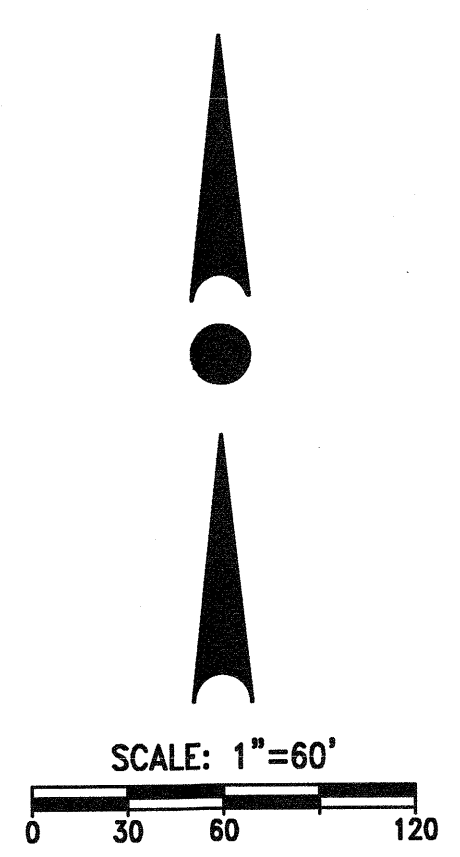
UNPLATTED LANDS  
OWNER: JEFFREY & NANCY  
STUEBNER

UNPLATTED LANDS  
OWNER: NEAL SCHULTZ

UNPLATTED LANDS  
OWNER: NEAL SCHULTZ

UNPLATTED LANDS  
OWNER: CHRISTINA  
FALKOWSKI KRAEMER

LOT 3  
C.S.M. #4234



N88°05'52"E 621.26

INDICATES WETLAND/  
I.N.R.A. LINE

EXISTING  
POND

WETLANDS /  
I.N.R.A.

OL 5  
4629177 SF  
(OWNED BY SUBDIVIDER)

UNPLATTED LANDS  
OWNER: BLAZE & SUZANNE  
SELESTOW REVOCABLE LIVING  
TRUST

1290.63

S00°31'45"E

1324.18  
W. LINE, N.W. 1/4, SEC. 33-8-20  
(N00°09'08"W 2648.35)

N00°09'08"W

INDICATES WETLAND/  
I.N.R.A. LINE

I.N.R.A.



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
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Fax: (262) 790-1481

*Grady L. Gosser*

GRADY L. GOSSER  
S-2972  
MENOMONEE FALLS, WI  
LAND SURVEYOR

10/21/24  
1/7/25

OL 5  
4629177 SF  
(OWNED BY SUBDIVIDER)

EXISTING RIGHT-OF-WAY CONTRACT  
(75' WIDE ANR GAS PIPELINE  
EASEMENT) PER DOC. #324911,  
#324912, #1058158, #325671,  
#3615700, #437194 & #3615700

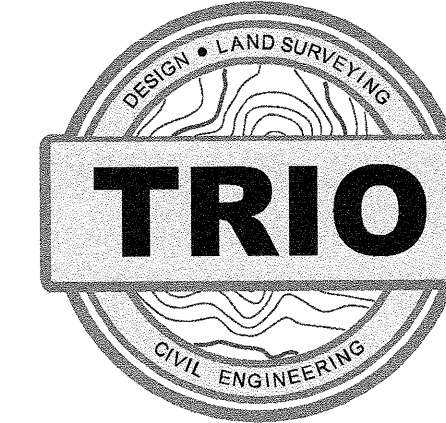
628.81

LOT 1  
C.S.M. #10704



# QUIETWOOD

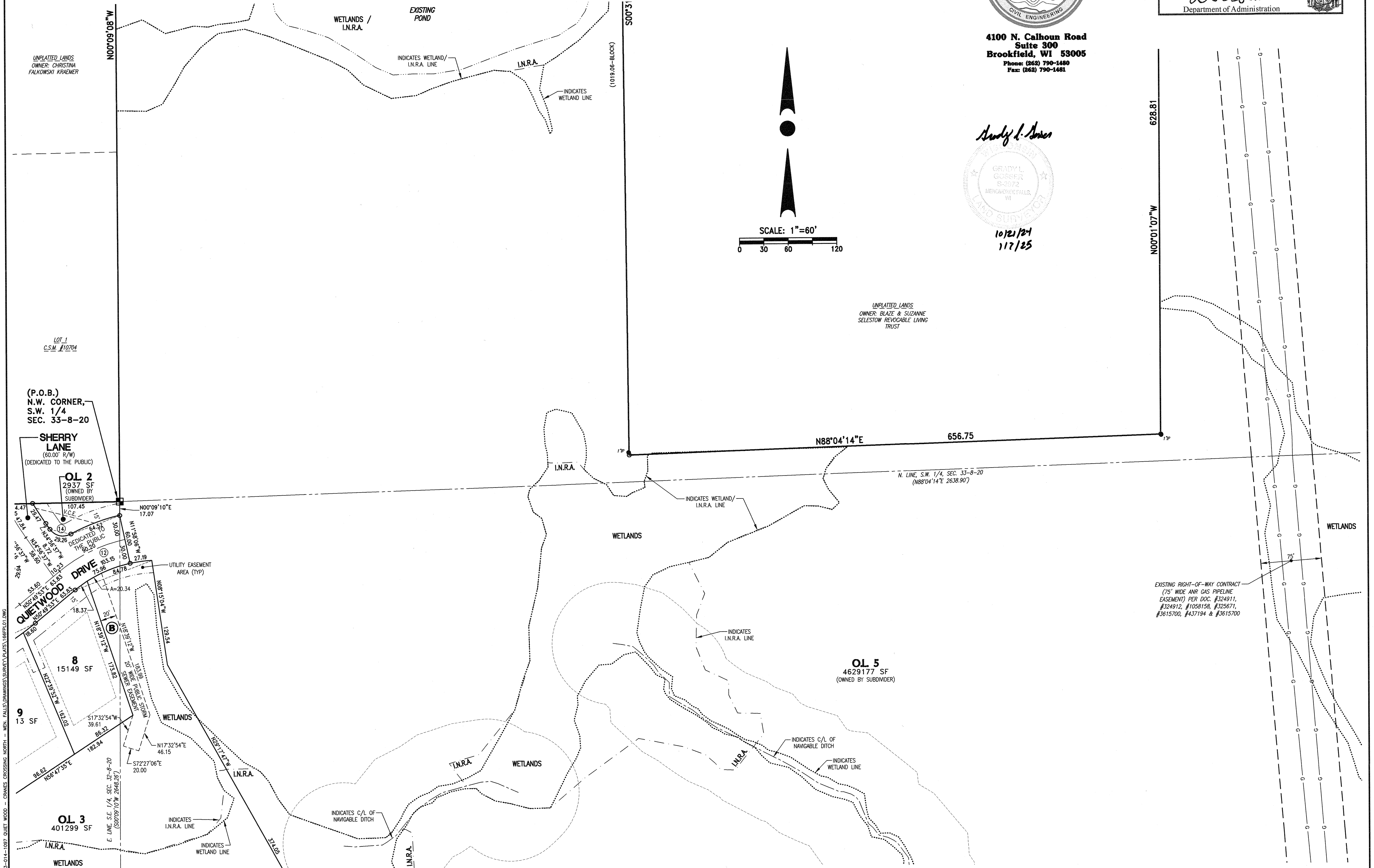
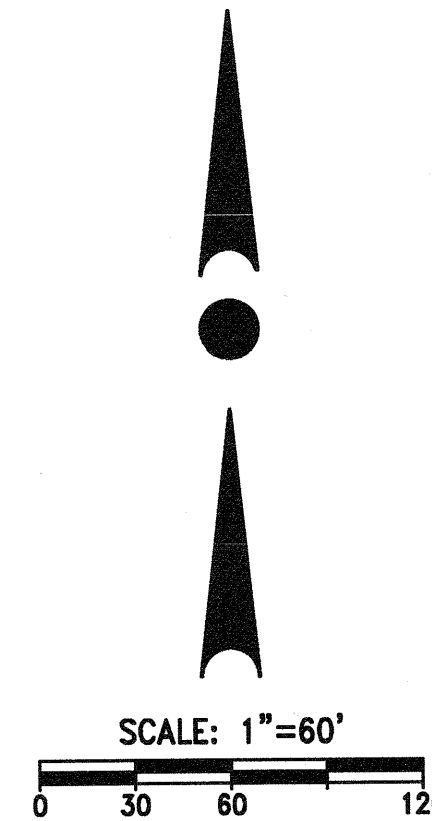
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*Grady L. Gosser*  
GRADY L. GOSSER  
S-2972  
MENOMONEE FALLS, WI  
10/21/24  
11/7/25

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified January 14, 2025  
*Don Jime*  
Department of Administration



EXISTING RIGHT-OF-WAY CONTRACT  
(75' WIDE ANR GAS PIPELINE  
EASEMENT) PER DOC. #324911,  
#324912, #1058158, #325671,  
#3615700, #437194 & #3615700

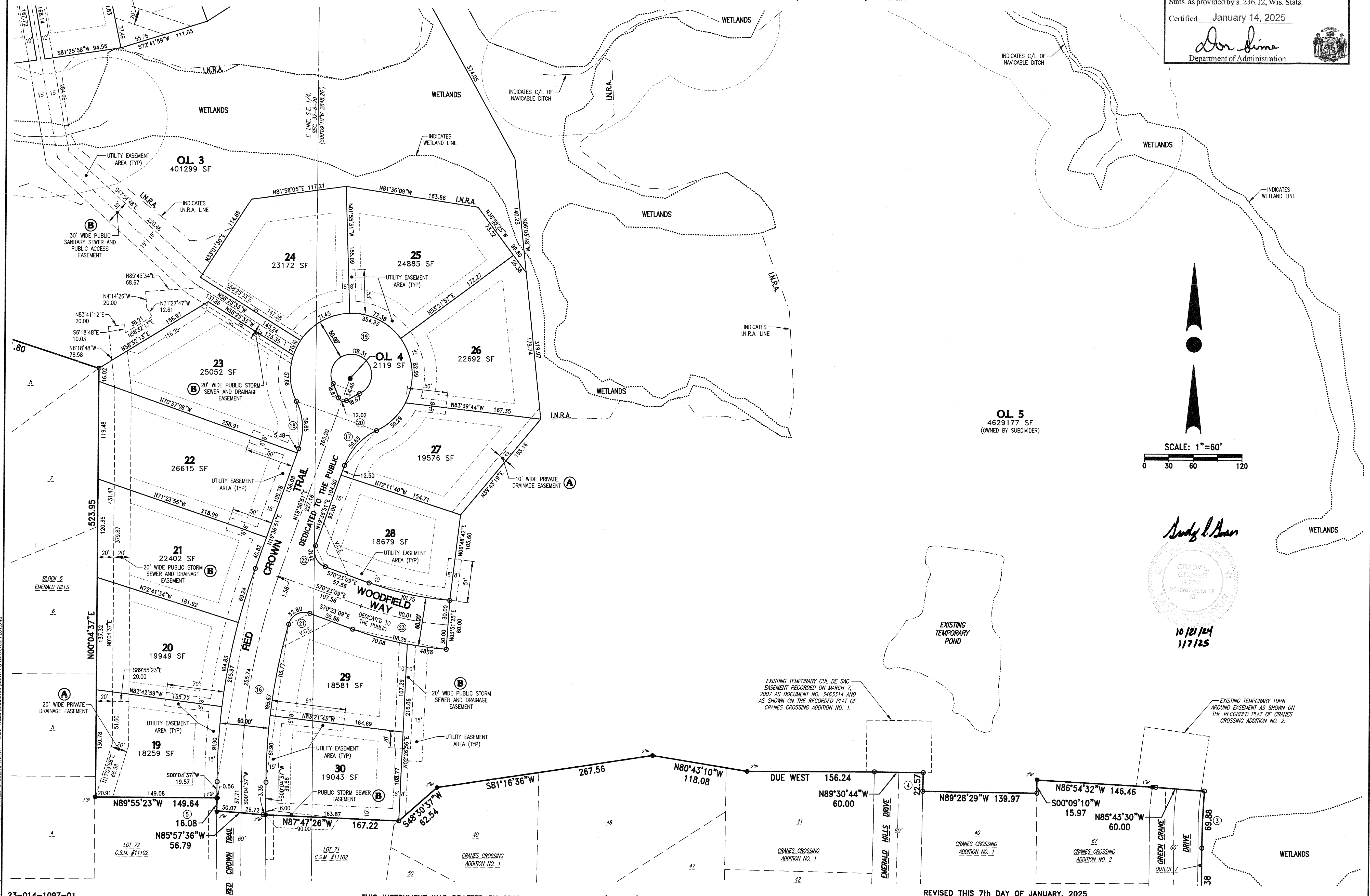


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There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 14, 2025

*Don Sims*  
Department of Administration



THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

REVISED THIS 7th DAY OF JANUARY, 2025  
DATED THIS 21st DAY OF OCTOBER, 2024

# QUIETWOOD

BEING A REDIVISION OF OUTLOT 4 OF "CRANES CROSSING ADDITION NO. 1 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

N.E. CORNER N.W. 1/4  
SEC. 33-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 413,469.53  
E 2,497,914.11

UNPLATTED LANDS  
OWNER: BLAZE & SUZANNE  
SELESTOW REVOCABLE LIVING  
TRUST

G.S.M. #154

S00°06'53"W  
4.29  
N88°21'05"E

324.75

(1990.49)

N88°05'03"E

1029.20

40.02

284.75

40.00'

3/4"

628.81

N00°01'07"W

SCALE: 1"=60'

0 30 60 120

UNPLATTED LANDS  
OWNER: BLAZE & SUZANNE  
SELESTOW REVOCABLE LIVING  
TRUST

EXISTING RIGHT-OF-WAY CONTRACT  
(75' WIDE ANR GAS PIPELINE  
EASEMENT) PER DOC. #324911,  
#324912, #1058158, #325671,  
#3615700, #437194 & #3615700

EXISTING BUILDINGS  
TO BE RAZED

INDICATES  
WETLAND LINE

WETLANDS

MARCY ROAD  
DEDICATED TO THE PUBLIC

MARCY ROAD  
(WIDTH VARIES)

OL 5  
4629177 SF  
(OWNED BY SUBDIVIDER)

N. LINE, S.W. 1/4, SEC. 33-8-20  
(N88°04'14"E 2638.90')

INDICATES  
WETLAND LINE

WETLANDS

S.E. CORNER N.W. 1/4  
SEC. 33-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 410,823.54  
E 2,497,908.81

E. LINE, S.W. 1/4, SEC. 33-8-20  
(N00°11'30"W 2664.67')

340.48

340.63

S00°11'30"E

EXISTING BUILDINGS  
TO BE RAZED

116.70

40.00

17p

N89°50'10"W

156.70

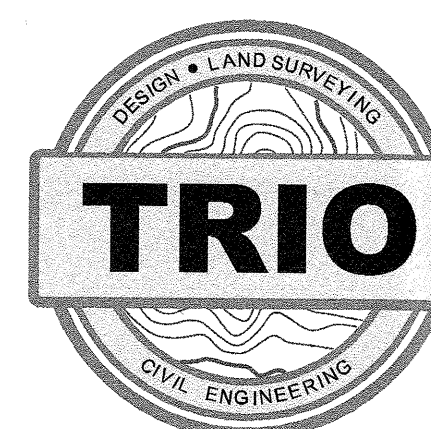
UNPLATTED  
LANDS

OWNER: JAMIE &  
REBECCA ELLINGER

There are no objections to this plat with respect to  
s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis.  
Stats. as provided by s. 236.12, Wis. Stats.

Certified January 14, 2025

*Don Shime*  
Department of Administration



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*Grady L. Gosser*  
GRADY L. GOSSER  
S-2972  
MENOMONEE FALLS, WI  
10/21/24  
11/7/25

REVISED THIS 7th DAY OF JANUARY, 2025  
DATED THIS 21st DAY OF OCTOBER, 2024

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 14, 2025

*Don Fine*  
Department of Administration



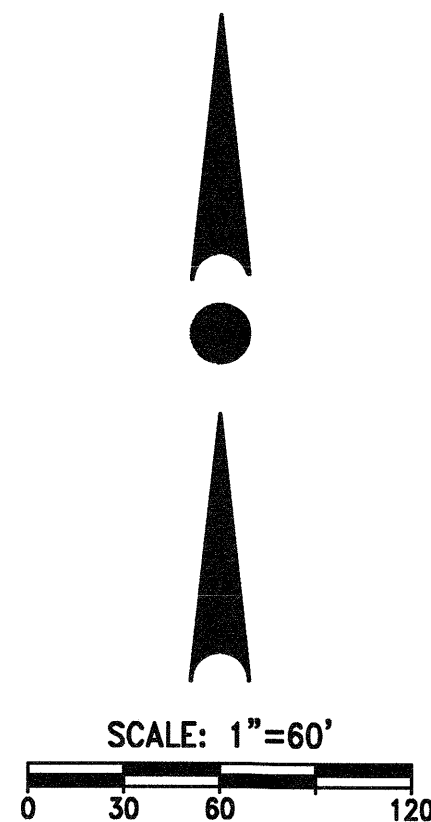
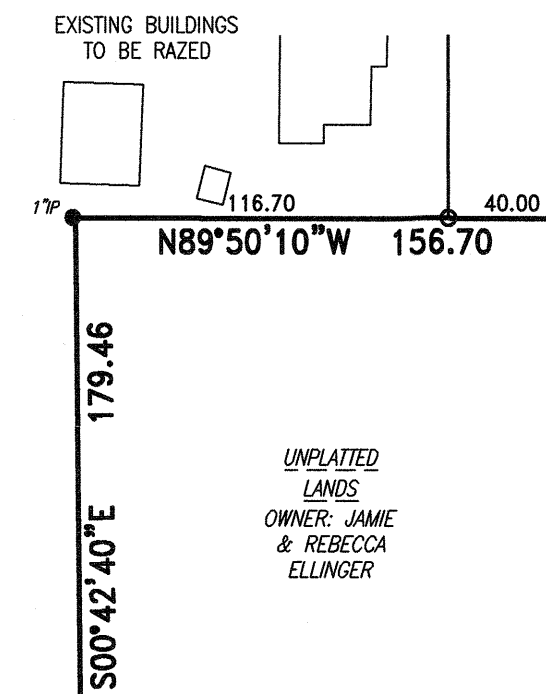
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*Grady L. Gosser*  
GRADY L. GOSSER  
S-2972  
MENOMONEE FALLS, WI  
10/21/24  
1/7/25



OL 5  
4629177 SF  
(OWNED BY SUBDIVIDER)

WETLANDS

INDICATES  
WETLAND LINE

INDICATES  
WETLAND LINE

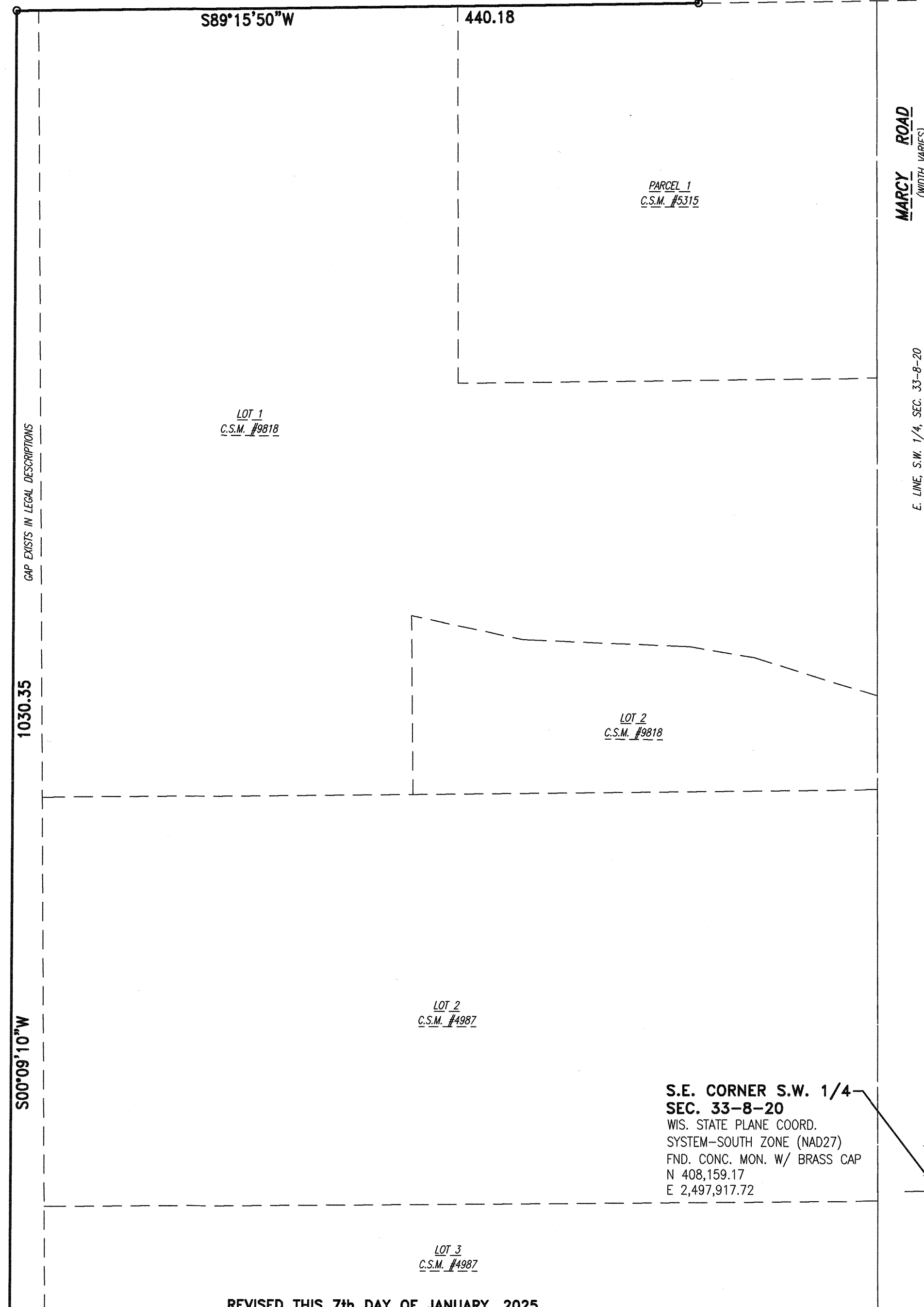
WETLANDS

EXISTING RIGHT-OF-WAY CONTRACT  
(75' WIDE ANR GAS PIPELINE  
EASEMENT) PER DOC. #324911,  
#324912, #1058158, #325671,  
#3615700, #437194 & #3615700

WETLANDS

INDICATES  
WETLAND LINE

WETLANDS



PARCEL 1  
C.S.M. #5315

LOT 1  
C.S.M. #9818

LOT 2  
C.S.M. #9818

LOT 2  
C.S.M. #4987

LOT 3  
C.S.M. #4987

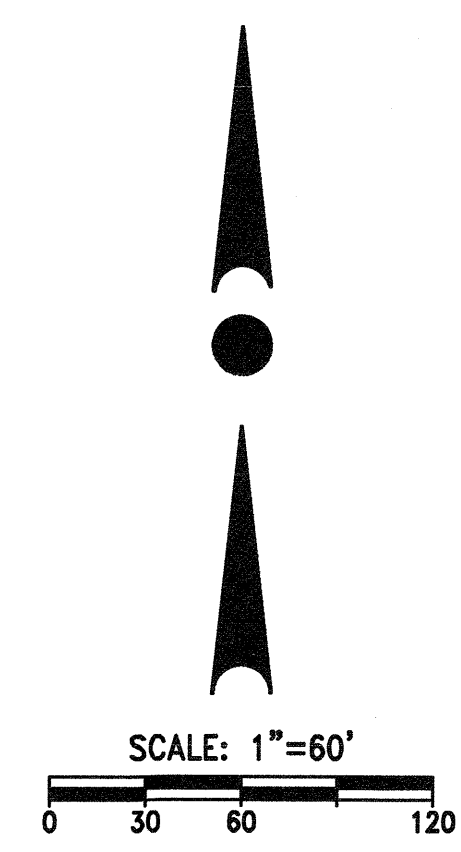
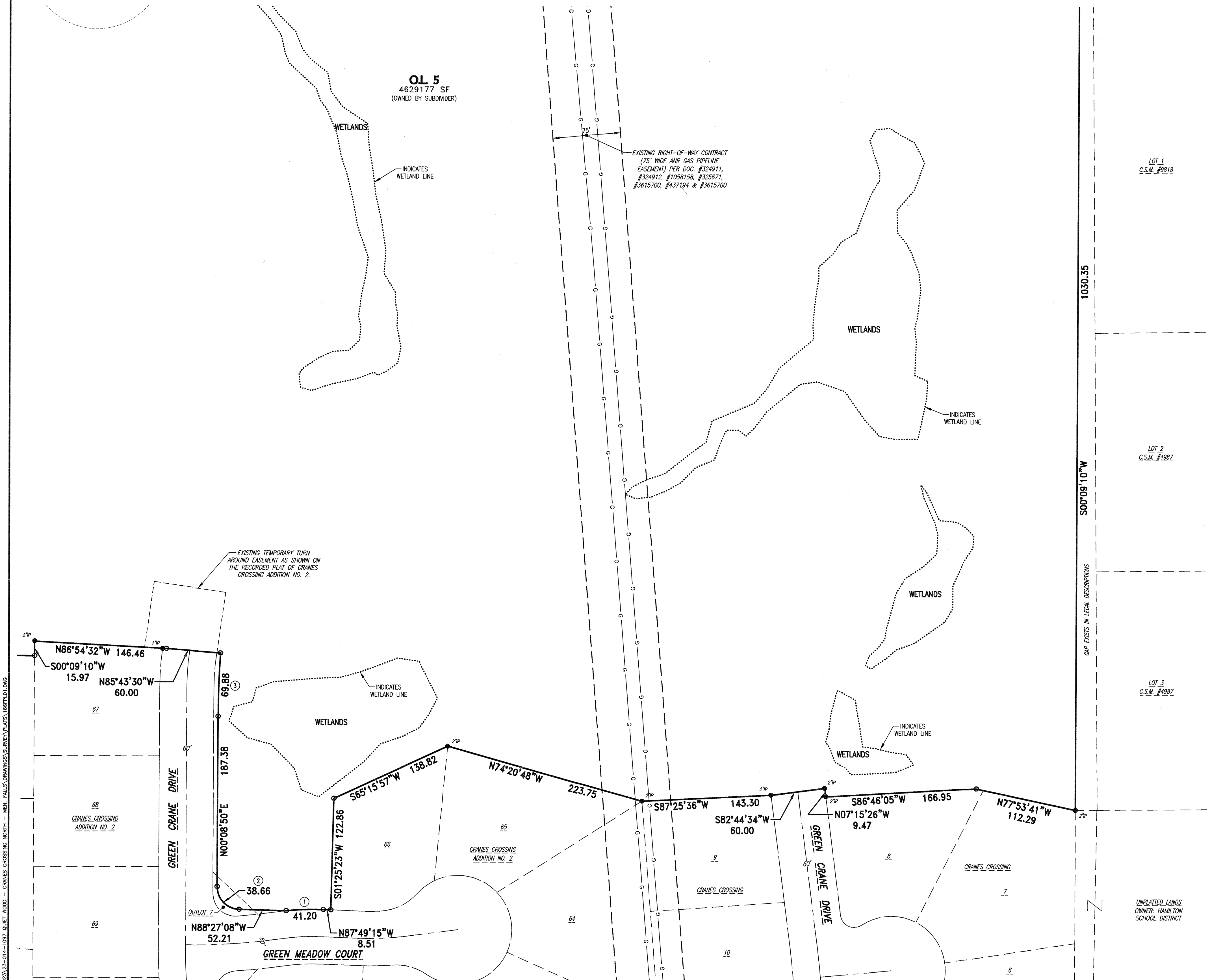
S.E. CORNER S.W. 1/4  
SEC. 33-B-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 408,159.17  
E 2,497,917.72

REVISED THIS 7th DAY OF JANUARY, 2025  
DATED THIS 21st DAY OF OCTOBER, 2024

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*Grady L. Gosser*  
GRADY L. GOSSER  
P.L.S. #2972  
MENOMONEE FALLS, WI  
10/21/24  
117125

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified January 14, 2025  
*Don Dime*  
Department of Administration



# QUIETWOOD

BEING A REDIVISION OF OUTLOT 4 OF "CRANES CROSSING ADDITION NO. 1 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	280.00	8°25'51"	41.20	41.16	S87°57'49.5"W	N87°49'15"W	S83°44'54"W
2	BOUNDARY	25.00	88°35'58"	38.66	34.92	N44°09'09"W	N88°27'08"W	N00°08'50"E
3	BOUNDARY	970.00	4°07'40"	69.88	69.87	N02°12'40"E	N00°08'50"E	N04°16'30"E
4	BOUNDARY	8030.00	0°09'40"	22.57	22.57	N00°34'06"E	N00°38'56"E	N00°29'16"E
5	BOUNDARY	260.00	3°32'35"	16.08	16.08	N02°02'59.5"E	N00°16'42"E	N03°49'17"E
6	OUTLOT 1	25.00	90°00'00"	39.27	35.36	S44°56'10"E	S00°03'50"W	S89°56'10"E
7	18	25.00	90°00'00"	39.27	35.36	S45°03'50"W	N89°56'10"W	S00°03'50"W
8	C/L	150.00	31°05'45"	81.41	80.41	N74°23'17.5"W	N58°50'25"W	N89°56'10"W
	NORTH	180.00	31°05'45"	97.69	96.50	N74°23'17.5"W	N58°50'25"W	N89°56'10"W
	SOUTH	120.00	31°05'45"	65.13	64.33	N74°23'17.5"W	N58°50'25"W	N89°56'10"W
9	C/L	400.00	30°16'17"	211.33	208.88	S73°58'33.5"E	S58°50'25"E	S89°06'42"E
	NORTH	370.00	30°16'17"	195.48	193.22	S73°58'33.5"E	S58°50'25"E	S89°06'42"E
	OUTLOT 1	370.00	29°51'19"	192.79	190.62	S73°46'04.5"E	S58°50'25"E	S88°41'44"E
	1	370.00	0°24'58"	2.69	2.69	S88°54'13"E	S88°41'44"E	S89°06'42"E
	SOUTH	430.00	30°16'17"	227.18	224.55	S73°58'33.5"E	S58°50'25"E	S89°06'42"E
	OUTLOT 3	430.00	27°34'41"	206.97	204.98	S72°37'45.5"E	S58°50'25"E	S86°25'06"E
	16	430.00	2°41'36"	20.21	20.21	S87°45'54"E	S86°25'06"E	S89°06'42"E
10	C/L	900.00	11°02'02"	173.32	173.05	N85°22'17"E	S89°06'42"E	N79°51'16"E
	NORTH	870.00	11°02'02"	167.54	167.28	N85°22'17"E	S89°06'42"E	N79°51'16"E
	3	870.00	5°35'56"	85.01	84.98	N88°05'20"E	S89°06'42"E	N85°17'22"E
	4	870.00	5°26'06"	82.53	82.50	N82°34'19"E	N85°17'22"E	N79°51'16"E
	SOUTH	930.00	11°02'02"	179.10	178.82	N85°22'17"E	S89°06'42"E	N79°51'16"E
	14	930.00	3°23'07"	54.95	54.94	N89°11'44.5"E	S89°06'42"E	N87°30'11"E
	13	930.00	5°22'24"	87.22	87.19	N84°48'59"E	N87°30'11"E	N82°07'47"E
	12	930.00	2°16'31"	36.93	36.93	N80°59'31.5"E	N82°07'47"E	N79°51'16"E
11	C/L	350.00	29°01'23"	177.29	175.40	N65°20'34.5"E	N79°51'16"E	N50°49'53"E
	NORTH	320.00	29°01'23"	162.10	160.37	N65°20'34.5"E	N79°51'16"E	N50°49'53"E
	6	320.00	9°57'03"	55.58	55.51	N74°52'44.5"E	N79°51'16"E	N69°54'13"E
	7	320.00	19°04'20"	106.52	106.03	N60°22'03"E	N69°54'13"E	N50°49'53"E
	SOUTH	380.00	29°01'23"	192.49	190.44	N65°20'34.5"E	N79°51'16"E	N50°49'53"E
	10	380.00	12°40'53"	84.11	83.93	N73°30'49.5"E	N79°51'16"E	N67°10'23"E
	9	380.00	13°32'16"	89.78	89.58	N60°24'15"E	N67°10'23"E	N53°38'07"E
	8	380.00	2°48'14"	18.60	18.59	N52°14'00"E	N53°38'07"E	N50°49'53"E
12	C/L	190.00	27°12'01"	90.20	89.35	N64°25'53.5"E	N50°49'53"E	N78°01'54"E
	NORTH	220.00	16°48'09"	64.52	64.29	N69°37'49.5"E	N61°13'45"E	N78°01'54"E
	SOUTH	160.00	36°56'13"	103.15	101.37	N69°17'59.5"E	N50°49'53"E	N87°46'06"E
	R/W	160.00	27°12'01"	75.96	75.25	N64°25'53.5"E	N50°49'53"E	N78°01'54"E
	OUTLOT 5	160.00	9°44'12"	27.19	27.16	N82°54'00"E	N78°01'54"E	N87°46'06"E
	8	160.00	6°34'47"	18.37	18.36	N54°07'16.5"E	N50°49'53"E	N57°24'40"E
	OUTLOT 3	160.00	30°21'26"	84.78	83.79	N72°35'23"E	N57°24'40"E	N87°46'06"E

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
13	7	20.00	85°46'30"	29.94	27.22	N07°56'38"E	N50°49'53"E	N34°56'37"W
14	OUTLOT 2	20.00	83°49'38"	29.26	26.72	S76°51'26"E	S34°56'37"E	N61°13'45"E
15	C/L	500.00	5°28'56"	47.84	47.82	S32°12'09"E	S29°27'41"E	S34°56'37"E
	EAST	470.00	3°35'33"	29.47	29.46	S33°08'50.5"E	S31°21'04"E	S34°56'37"E
	WEST	530.00	5°28'56"	50.71	50.69	S32°12'09"E	S29°27'41"E	S34°56'37"E
16	C/L	750.00	19°32'14"	255.74	254.50	S09°50'44"W	S19°36'51"W	S00°04'37"W
	EAST	720.00	15°34'14"	195.67	195.07	S07°51'44"W	S15°38'51"W	S00°04'37"W
	30	720.00	6°31'01"	81.90	81.85	S03°20'07.5"W	S06°35'38"W	S00°04'37"W
	29	720.00	9°03'13"	113.77	113.65	S11°07'14.5"W	S15°38'51"W	S06°35'38"W
	WEST	780.00	19°32'14"	265.97	264.69	S09°50'44"W	S19°36'51"W	S00°04'37"W
	19	780.00	6°45'01"	91.90	91.84	S03°20'07.5"W	S06°49'38"W	S00°04'37"W
	20	780.00	7°42'03"	104.83	104.76	S10°40'39.5"W	S14°31'41"W	S06°49'38"W
	21	780.00	5°05'10"	69.24	69.22	S17°04'16"W	S19°36'51"W	S14°31'41"W
17	27	75.00	45°34'23"	59.65	58.09	S42°24'02.5"W	S65°11'14"W	S19°36'51"W
	OUTLOT 4	125.00	8°33'30"	18.67	18.65	S60°54'29"W	S65°11'14"W	S56°37'44"W
18	23	75.00	45°34'23"	59.65	58.09	N03°10'20.5"W	N19°36'51"E	N25°57'32"W
	OUTLOT 4	125.00	8°33'29"	18.67	18.65	N21°40'47.5"W	N17°24'03"W	N25°57'32"W
19	TOTAL	75.00	271°08'46"	354.93	105.00	N70°23'09"W	N65°11'14"E	S25°57'32"E
	27	75.00	38°25'07"	50.29	49.35	N45°58'40.5"E	N65°11'14"E	N26°46'07"E
	26	75.00	63°24'10"	82.99	78.82	N04°55'58"W	N26°46'07"E	N36°38'03"W
	25	75.00	55°17'28"	72.38	69.60	N64°16'47"W	N36°38'03"W	S88°04'29"W
	24	75.00	54°34'56"	71.45	68.78	S60°47'01"W	S88°04'29"W	S33°29'33"W
	OUTLOT 3	75.00	15°24'12"	20.16	20.10	S25°47'27"W	S33°29'33"W	S18°05'21"W
	23	75.00	44°02'53"	57.66	56.25	S03°56'05.5"E	S18°05'21"W	S25°57'32"E
	OUTLOT 4	25.00	271°08'46"	118.31	35.00	N70°23'09"W	N65°11'14"E	S25°57'32"E
20	OUTLOT 4	6.50	105°58'13"	12.02	10.38	S70°23'09.5"E	S17°24'03"E	N56°37'44"E
21	29	20.00	93°58'00"	32.80	29.25	S62°37'51"W	N70°23'09"W	S15°38'51"W
22	28	20.00	89°59'58"	31.42	28.28	S25°23'09"E	S19°36'50"W	S70°23'08"E
23	C/L	400.00	15°45'26"	110.01	109.66	S78°15'52"E	S70°23'09"E	S86°08'35"E
	NORTH	370.00	15°45'26"	101.75	101.43	S78°15'52"E	S70°23'09"E	S86°08'35"E
	SOUTH	430.00	15°45'26"	118.26	117.88	S78°15'52"E	S70°23'09"E	S86°08'35"E
	29	430.00	9°20'17"	70.08	70.00	S75°03'17.5"E	S70°23'09"E	S79°43'26"E
	OUTLOT 5	430.00	6°25'09"	48.18	48.15	S82°56'00.5"E	S79°43'26"E	S86°08'35"E

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 14, 2025

*Don Sims*  
Department of Administration



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

*Grady L. Gosser*

GRADY L. GOSSER  
S-2972  
MENOMONEE FALLS, WI  
LAND SURVEYOR

10/21/24  
11/7/25

REVISED THIS 7th DAY OF JANUARY, 2025  
DATED THIS 21st DAY OF OCTOBER, 2024



# QUIETWOOD

BEING A REDIVISION OF OUTLOT 4 OF "CRANES CROSSING ADDITION NO. 1 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 4 of "Cranes Crossing Addition No. 1" and Unplatted Lands, being located in a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32 and the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 33, all in Town 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of the said Southwest 1/4 of said Section 33; Said point being the place of beginning of lands hereinafter described:

Thence North 00°09'08" West and along the West line of the said Northwest 1/4 of said Section 33, 1324.18 feet to the Southwest corner of Lot 3 of Certified Survey Map No. 4234; Thence North 88°05'52" East and along the South line of said Lot 3 of said Certified Survey Map No. 4234 and along the North line of the South 1/2 of the said Northwest 1/4 Section, 621.26 feet to the Northwest corner of lands described in Document No. 3617228; Thence South 00°31'45" East and along the West line of said lands described in said Document No. 3617228, 1290.63 feet to a point; Thence North 88°04'14" East being parallel to and at a right angle distance of 33.00 from the South line of the said Northwest 1/4 of said Section 33, 656.75 feet to a point; Thence North 00°01'07" West being parallel to and at a right angle distance of 33.00 from the East line of the said Southwest 1/4 of the said Northwest 1/4 of said Section 33, 628.81 feet to a point; Thence North 88°05'03" East and along the North line of the South 1/2 of the said Southeast 1/4 of the said Northwest 1/4 of said Section 33, 1029.20 feet to a point on the West line of Certified Survey Map No. 154; Thence South 00°06'53" West and along the said West line of said Certified Survey Map No. 154, 4.29 feet to a point; Thence North 88°21'05" East and along the South line of said Certified Survey Map No. 154, 324.75 feet to a point on the East line of the said Northwest 1/4 of said Section 33; Thence South 00°06'53" West and along the East line of the said Northwest 1/4 of said Section 33 and the centerline of "Marcy Road", 655.76 feet to a point marking the Northeast corner of the said Southwest 1/4 of said Section 33; Thence South 00°11'30" East and along the East line of the said Southwest 1/4 of said Section 33, 340.63 feet to a point; Thence North 89°50'10" West and along the North line of lands described in Document No. 4372909, 156.70 feet to a point; Thence South 00°42'40" East and along the West line of said lands described in said Document No. 4372909, 179.46 feet to a point on the North line of Parcel 1 of Certified Survey Map No. 5315; Thence South 89°15'50" West and along the said North line of said Parcel 1 and then the North line of Lot 1 of Certified Survey Map No. 9818 and the Westerly extension thereof, 440.18 feet to a point; Thence South 00°09'10" West, 1030.35 feet to the Northeast corner of "Cranes Crossing" (A Subdivision Plat of Record); Thence North 77°53'41" West and along the North line of said "Cranes Crossing", 112.29 feet to a point; Thence South 86°46'05" West and along the said North line, 166.95 feet to a point on the East Right-of-Way line of "Green Crane Drive"; Thence North 07°15'26" West and along the said East Right-of-Way line, 9.47 feet to a point; Thence South 82°44'34" West and along the said North line of said "Cranes Crossing", 60.00 feet to a point on the West Right-of-Way line of said "Green Crane Drive"; Thence South 87°25'36" West and along the said North line of said "Cranes Crossing", 143.30 feet to the Northeast corner of "Cranes Crossing Addition No. 2" (A Subdivision Plat of Record); Thence North 74°20'48" West and along the North line of said "Cranes Crossing Addition No. 2", 223.75 feet to a point; Thence South 65°15'57" West and along the said North line, 138.82 feet to a point; Thence South 01°25'23" West and along the said North line, 122.86 feet to a point on the North Right-of-Way line of "Green Meadow Court"; Thence North 87°49'15" West and along the said North Right-of-Way line, 8.51 feet to a point of curvature; Thence Southwesterly 41.20 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 280.00 feet, whose central angle is 08°25'51", and whose chord bears South 87°57'49.5" West, 41.16 feet to a point; Thence North 88°27'08" West and along the said North line of said "Cranes Crossing Addition No. 2", 52.21 feet to a point of curvature; Thence Northwesterly 38.66 feet along the said North line and the arc of a curve, whose center lies to the Northeast, whose radius is 25.00 feet, whose central angle is 88°35'58", and whose chord bears North 44°09'09" West, 34.92 feet to a point of tangency; Thence North 00°08'50" East and along the said North line, 187.38 feet to a point of curvature; Thence Northeasterly 69.88 feet along the said North line and the arc of a curve, whose center lies to the Southeast, whose radius is 970.00 feet, whose central angle is 04°07'40", and whose chord bears North 02°12'40" East, 69.87 feet to a point; Thence North 85°43'30" West and along the said North line, 60.00 feet to a point; Thence North 86°54'32" West and along the said North line, 146.46 feet to the Northwest corner of said "Cranes Crossing Addition No. 2"; Thence South 00°09'10" West and along the West line of said "Cranes Crossing Addition No. 2", 15.97 feet to a point; Thence North 89°28'29" West and along the South line of said Outlot 4 of said "Cranes Crossing Addition No. 1", 139.97 feet to a point on the East Right-of-Way line of "Emerald Hills Drive"; Thence Northeasterly 22.57 feet along the arc of a curve, whose center lies to the Northwest, whose radius 8030.00 feet, whose central angle is 00°09'40", and whose chord bears North 00°34'06" East, 22.57 feet to a point; Thence North 89°30'44" West, 60.00 feet to a point on the West Right-of-Way line of said "Emerald Hills Drive"; Thence Due West and along the North line of Lot 41 of said "Cranes Crossing Addition No. 1", 156.24 feet to the Southwest corner of said Outlot 4; Thence North 80°43'10" West and along the North line of said Lot 41 and then Lot 48 of said "Cranes Crossing Addition No. 1", 118.08 feet to a point; Thence South 81°16'36" West and along the said North line of said Lot 48 and then Lot 49 of said "Cranes Crossing Addition No. 1", 267.56 feet to a point; Thence South 48°30'37" West and along the said North line of said Lot 49, 62.54 feet to a point; Thence North 87°47'26" West and along the North line of Lot 71 of Certified Survey Map No. 11102 and the Westerly extension thereof, 167.22 feet to a point; Thence North 85°57'36" West, 56.79 feet to a point on the West Right-of-Way line of "Red Crown Trail"; Thence Northeasterly 16.08 feet along the said West Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 260.00 feet, whose central angle is 03°32'35", and whose chord bears North 02°02'59.5" East, 16.08 feet to a point; Thence North 89°55'23" West and along the North line of Lot 72 of said Certified Survey Map No. 11102, 149.64 feet (recorded as 150.56") to a point on the East line of Block 5 of "Emerald Hills" (a Subdivision Plat of record); Thence North 00°04'37" East and along the said East line of said Block 5, 523.95 feet to a point; Thence North 72°04'23" West and along the North line of said Block 5, 351.80 feet to a point; Thence North 56°55'23" West and along the Northeasterly line of Certified Survey Map No. 969 and then the Northeasterly line of Parcel 2 of Certified Survey Map No. 9211, 379.71 feet to a point; Thence North 89°55'23" West and along the North line of Parcel 1 and said Parcel 2 of said Certified Survey Map No. 9211 and then the North line of Parcel 1 of Certified Survey Map No. 5638, 369.70 feet to a point on the East Right-of-Way line of "One Mile Road"; Thence North 00°03'50" East and along the said East Right-of-Way line, 452.11 feet to a point on the North line of the said Southeast 1/4 of said Section 32; Thence North 89°10'15" East and along the said North line of the said Southeast 1/4 of said Section 32, 1291.01 feet to the point of beginning of this description.

Said Parcel contains 5,827,893 Square Feet (or 133.7900 Acres) of land, more or less.

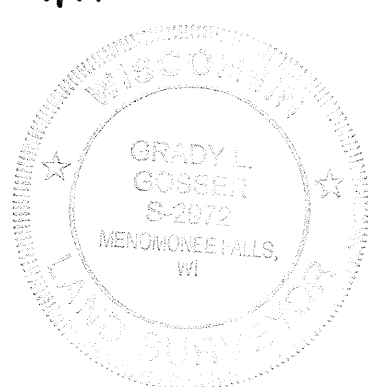
That I have made such survey, land division, and map by the direction of QUIET WOOD DEVELOPMENT, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Menomonee Falls in surveying, dividing and mapping the same.

Dated this 21<sup>st</sup> Day of OCTOBER, 20 24.

Revised: 1/7/25



Grady L. Gosser  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor, S-2972  
TRIO ENGINEERING, LLC  
4100 N. Calhoun Road, Suite 300  
Brookfield, WI 53005  
Phone: (262)790-1480 Fax: (262)790-1481

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

QUIET WOOD DEVELOPMENT, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

### APPROVING AGENCIES:

- Village of Menomonee Falls

### AGENCIES WHO MAY OBJECT:

- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use

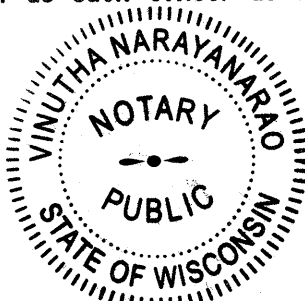
Witness the hand and seal of said Owner this 15 day of January, 20 25.

QUIET WOOD DEVELOPMENT, LLC

Marv Berg, President

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA )

Personally came before me this 15<sup>th</sup> day of January, 20 25, the above named Marv Berg, President of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.



Vinutha Narayanan Rao  
Print Name: VINUTHA NARAYAN RAO  
Public, Waukesha County, WI  
My Commission Expires: June 6<sup>th</sup>, 2027

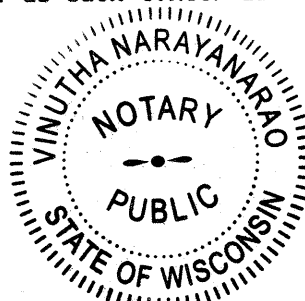
## CONSENT OF CORPORATE MORTGAGEE:

TRICITY NATIONAL BANK corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Plat, and does hereby consent to the above certificate of QUIET WOOD DEVELOPMENT, LLC, owner, this 15<sup>th</sup> day of JANUARY, 20 25.

Trevor Arnold  
Trevor Arnold, VP

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF )

Personally came before me this 15<sup>th</sup> day of January, 20 25, the above named Trevor Arnold of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such VP of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.



Vinutha Narayanan Rao  
Print Name: VINUTHA NARAYAN RAO  
Public, Waukesha County, WI  
My Commission Expires: June 6<sup>th</sup>, 2027

## UTILITY EASEMENT PROVISIONS:

An Easement for electric, natural gas, and communications service is hereby granted by

QUIET WOOD DEVELOPMENT, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

## CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA)

Jennifer Grant  
I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 16<sup>th</sup> Day of January, 20 25 on any of the land included in the Plat of "QUIETWOOD".

Dated this 15 Day of January, 20 25.

Jennifer Grant  
Pamela F. Reeves, County Treasurer

## CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF WAUKESHA)

I, Valerie Emrich, being duly appointed, qualified and acting Treasurer of the Village of Menomonee Falls, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 16<sup>th</sup> Day of January, 20 25 on any of the land included in the Plat of "QUIETWOOD".

Dated this 16<sup>th</sup> Day of January, 20 25.

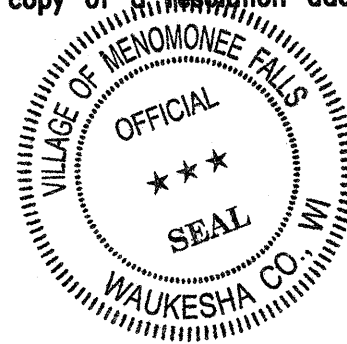
Valerie Emrich  
Valerie Emrich, Village Treasurer

## VILLAGE BOARD APPROVAL:

Resolved, that the plat of "QUIETWOOD", in the Village of Menomonee Falls, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Menomonee Falls, on this 16<sup>th</sup> Day of January, 20 25.

Jeremy Walz  
Jeremy Walz, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of Trustees of the Village of Menomonee Falls.



Amy Dishinger  
Amy Dishinger, Village Clerk

## MENOMONEE FALLS PLAN COMMISSION:

Preliminary Approval: Date: October 10, 2023

Don Smith  
Secretary

Final Approval: Date: December 10, 2024

Don Smith  
Secretary

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 14, 2025

Don Smith  
Department of Administration



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

REVISED THIS 7th DAY OF JANUARY, 2025  
DATED THIS 21st DAY OF OCTOBER, 2024



# GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.302 lbs. per linear foot. All other (Set and Outlet corners or slabs with 1.270" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per linear foot. (Unless otherwise noted)
- Indicates Found Monument, See Plan.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-83), in which the West line of the S.W. 1/4 of Section 33, Town 8 North, Range 20 East, Bears North 89°50'12" East.
- Outlets 13 and 15 contain Wetlands, ULRs and open space.
- Outlet 15 is retained by the developer for future development.
- The Owner of the residential lots within this Subdivision and any previous and future additions to this Subdivision shall own and be responsible for the maintenance and repair of the underground utility lines and structures located within the Subdivision and any previous and future additions to this Subdivision. The owner of the residential lots within the Subdivision and any previous and future additions to this Subdivision shall be liable for any and all damages to the utility lines and structures located within the Subdivision and any previous and future additions to this Subdivision caused by the owner of the residential lots within the Subdivision and any previous and future additions to this Subdivision.
- Any land below the High Water Mark of a lake or a navigable stream is subject to the Public Trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.
- Wetland and Isolated Natural Resource Area (INRA) boundaries shown herein were field delineated by Heartland Ecological Group, Inc. (HEG) on May 4, 2023.
- All electric, telephone, and communication distribution lines and networks, including GFI codes, constructed after the recording of this Subdivision shall be placed underground.
- All existing structures within the development will be razed along with any possible well and private sewage systems when future development of Outlets is taken place.
- Private Drainage Easements are established to provide for the unobstructed flow of storm water runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free of any obstructions that may restrict or block this flow. These Private Drainage Easements are retained "AS-IS".
- All Easements marked "B" are Public Easements granted to the Village of Menomonee Falls.
- The Easement transformers to be installed along common utility lines, home design and building footprint must adhere to the installation design requirements from the established the Electric Infrastructure Location for storm or waste openings, and access per Wisconsin State Electrical Code, Volume 1 Chapter PS2114 Section 317 "Outdoor location of in-enclosed powerlines near buildings". Any and all recording of transformers due to the Annex 10214 code mentioned above will be the financial responsibility of the homeowner.

## BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all lots in this Subdivision have been recorded and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain wetlands that, due to the possible presence of groundwater near the surface, may require additional engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors of that other special measures be taken. All construction shall be subject to each owner's special evaluation prior to construction and no specific representation is made herein.

N.W. CORNER S.W. 1/4 SEC. 33-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD2011)  
PROJ. CONC. MON. W/ BRASS CAP  
N 410,744.70  
E 2,495,271.66

# QUIETWOOD ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

## OVERALL DETAIL SHEET

### LEGEND

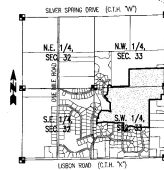
- INDICATES SET 1.270" O.D. REINFORCING BAR
- INDICATES FOUND MONUMENT, SEE PLAN
- INDICATES WETLAND LINE
- INDICATES ISOLATED NATURAL RESOURCE AREA LINE (INRA)

(UNPLATTED LANDS)  
OWNER: GRADY L. COSSER  
SECTION 33-8-20 (NAD2011)

**OWNER:**  
QUIET WOOD  
DEVELOPMENT, LLC  
3330 GATEWAY ROAD  
SUITE 200  
BROOKFIELD, WI 53045  
PHONE: (414) 881-2266

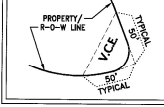
### LOT CHARACTERISTICS (PRD ZONING)

LOTS 30-39, 47-50	13,000 S.F.
MIN. LOT WIDTH:	135 FT.
MIN. FRONT SETBACK:	30 FT.
MIN. REAR SETBACK:	30 FT.
MIN. SIDE SETBACK:	15 FT.
LOTS 20-29	12,500 S.F.
MIN. LOT WIDTH:	130 FT.
MIN. FRONT SETBACK:	25 FT.
MIN. REAR SETBACK:	25 FT.
MIN. SIDE SETBACK:	12.5 FT.



### VILLAGE VISION CORNER EASEMENT DETAIL (V.C.E.)

V.C.E. APPLIES TO:  
Lots 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67 and Outlet 14 on the corner of the N.W. 1/4 of Section 33, Town 8 North, Range 20 East, in the Village of Menomonee Falls, Wisconsin. The easement is shown on this plan and shall not be subject to any other easement or restriction that may be shown on this plan or that may be shown on any other plan or map.



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified December 12, 2025

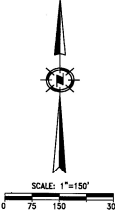
*Grady L. Cosser*  
Department of Administration



19055 W. Capital Drive  
Suite 200  
Brookfield, WI 53045  
Phone: (262) 790-5480  
Fax: (262) 790-5481

THIS INSTRUMENT WAS DRAFTED BY GRADY L. COSSER, P.L.S. (S-2072)

DATED THIS 26th DAY OF SEPTEMBER, 2025 REVISED THIS 4th DAY OF DECEMBER, 2025 SHEET 1 OF 8



*Grady L. Cosser*  
12/12/25  
12/14/25

# QUIETWOOD ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

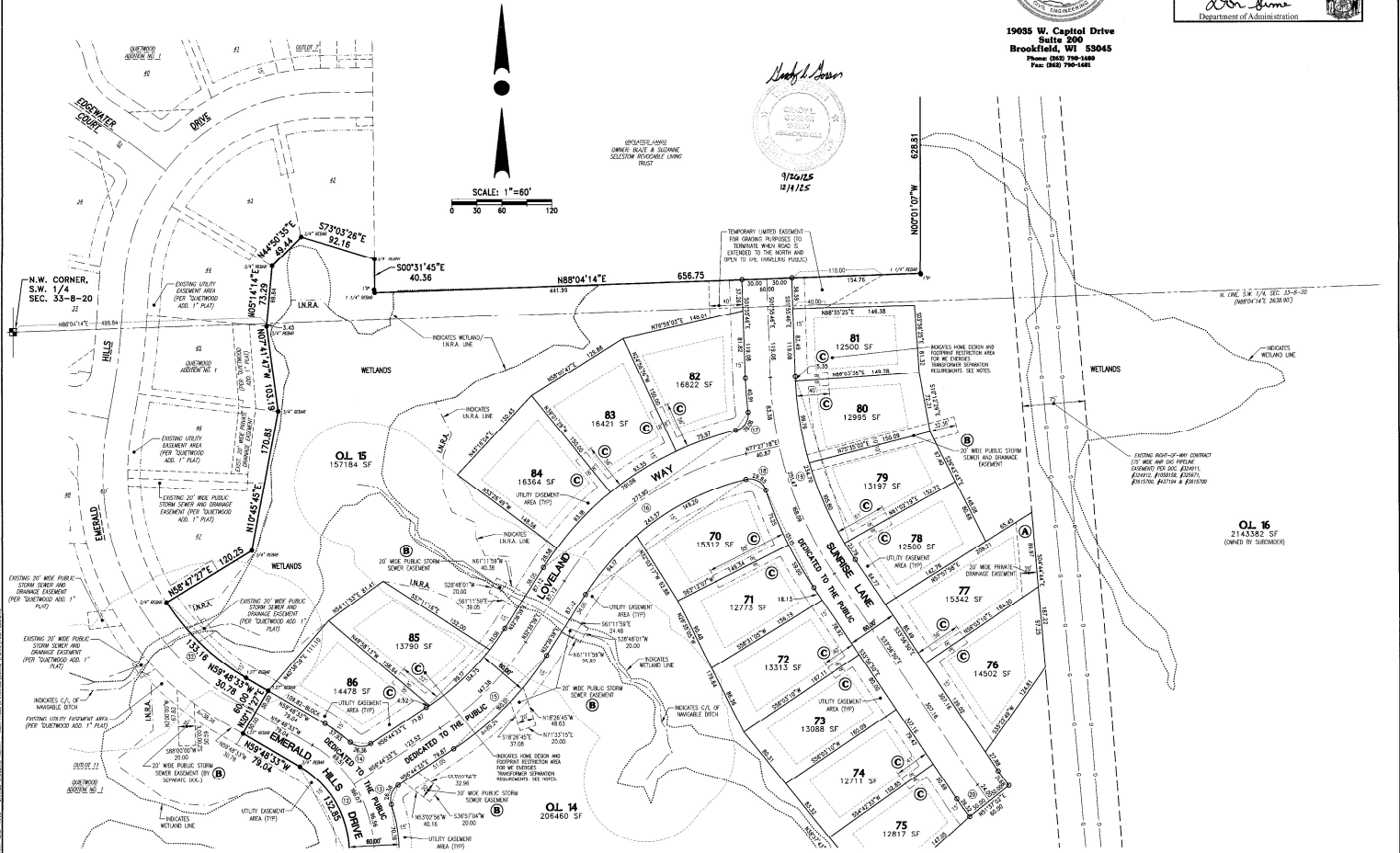


19035 W. Capital Drive  
Suite 200  
Brookfield, WI 53045  
Phone: (262) 790-6600  
Fax: (262) 790-6601

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stat. as provided by s. 236.12, Wis. Stat.

Certified December 12, 2025

*Don Lima*  
Department of Administration





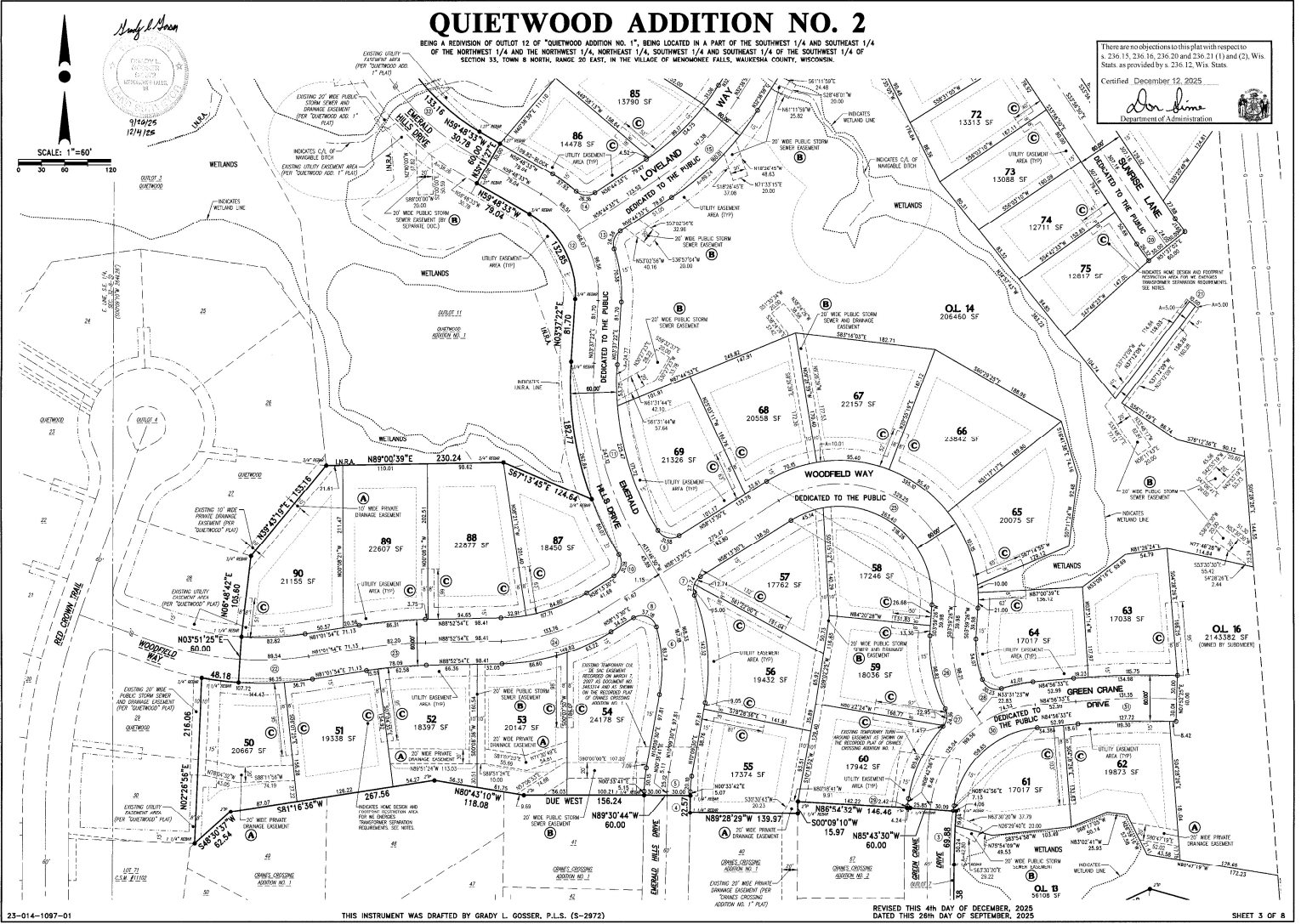
# QUIETWOOD ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WALKUESHA COUNTY, WISCONSIN.

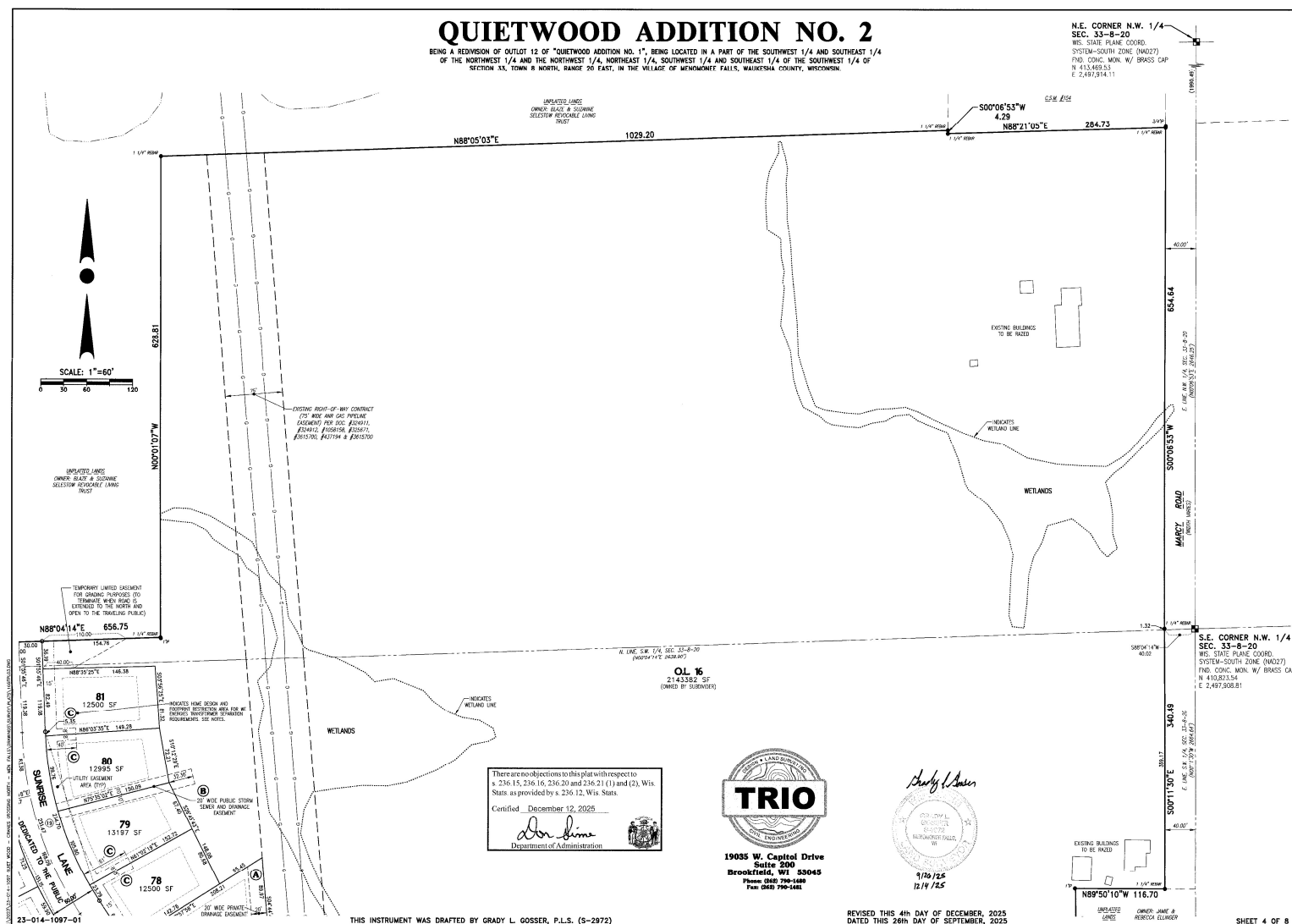
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as amended by s. 236.12 Wis. Stats.

Certified December 12, 2025

*Dr. J. J. J.*  
Department of Administration



N.E. CORNER N.W. 1/4-  
SEC. 33-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (MAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 413,469.53  
E 2,497,914.11



SHEET 4 OF 8





UNRELATED  
LANDS  
OWNER: JANE  
& REBECCA

OL 16  
2143382 SF  
MAILED BY SUPERVISOR

OL 16  
2143382 SF  
OWNED BY SUBOVERNO

Handy L. Buse

9/26/25

12/4/25  
S.F. CORNE

SEC. 33-8  
WIS. STATE PLSYSTEM-SOUTH  
FND. CONC. MC

N 408,159.17  
E 2,497,917.72

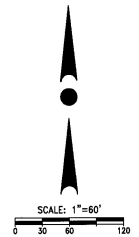
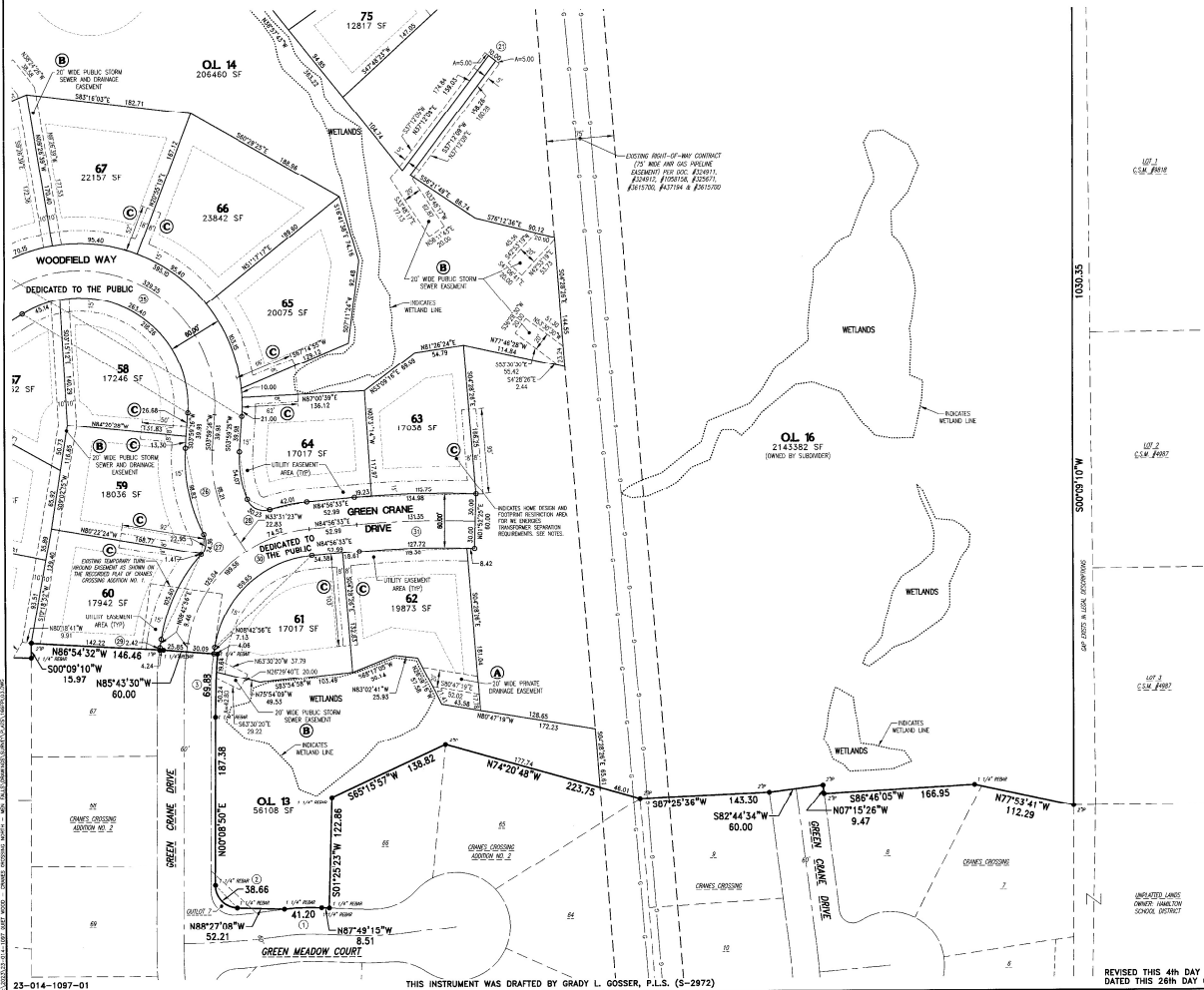
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REVISED THIS 4th DAY OF DECEMBER, 2025  
DATED THIS 26th DAY OF SEPTEMBER, 2025

SHEET 5 OF 8

# **QUIETWOOD ADDITION NO. 2**

BEING A REDIVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
 Certified December 12, 2025  
 Grady L. Gosser  
 Department of Administration

# QUIETWOOD ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WATKESHA COUNTY, WISCONSIN.

## CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	280.00	8°25'51"	41.20	41.16	S87°57'49.5"W	N87°49'15"W	S87°44'54"W
2	BOUNDARY	25.00	88°30'58"	38.66	34.92	N44°09'09"W	N88°27'08"W	N00°08'50"E
3	BOUNDARY	970.00	4°07'40"	69.88	69.87	N02°12'40"E	N00°08'50"E	N04°16'30"E
4	OUTLOT 13	970.00	2°58'04"	50.24	50.24	N01°37'52"E	N00°08'50"E	N03°08'54"E
5	61	970.00	1°09'36"	19.64	19.64	N03°41'42"E	N03°08'54"E	N04°16'30"E
6	BOUNDARY	803.00	0°09'40"	22.57	22.57	N00°34'06"E	N00°36'06"E	N00°29'16"E
7	C/L	150.00	9°35'49"	25.12	25.10	S00°21'35.5"W	S10°09'30"W	S00°33'14"W
8	EAST	120.00	9°35'49"	20.19	20.08	S00°21'35.5"W	S10°09'30"W	S00°33'14"W
9	WEST	180.00	9°35'49"	30.15	30.11	S00°21'35.5"W	S10°09'30"W	S00°33'14"W
10	C/L SOUTH	230.00	41°58'00"	168.33	164.60	N10°48'30"W	N10°09'30"E	N31°45'30"W
11	C/L NORTH	230.00	0°17'13"	1.15	1.15	N31°37'53.5"W	N31°29'17"W	N31°48'30"W
12	EAST	260.00	31°24'26"	142.52	140.74	N09°32'43"W	N10°09'30"E	N21°14'56"W
13	WEST	200.00	25°25'25"	88.74	88.02	N02°33'12.5"W	N10°09'30"E	N15°15'55"W
14	TOTAL	20.00	79°28'26"	27.74	25.57	S18°29'17"W	S08°15'30"W	S21°14'56"E
15	56	20.00	42°57'51"	15.00	14.65	S00°15'59.5"W	S21°14'29.5"W	S21°14'56"E
16	57	20.00	36°30'36"	12.74	12.53	S33°58'12.5"W	S08°15'30"W	S21°14'56"E
17	8	54	20.00	106°30'35"	37.18	32.05	N08°51'12.5"W	N15°15'55"W
18	9	69	20.00	90°39'00"	31.58	28.40	S78°32'00"E	S31°17'30"E
19	10	87	20.00	89°37'26"	31.28	28.19	N13°24'47"E	N08°15'30"E
20	11	40.00	53°23'52"	247.12	243.21	S14°04'54"E	S03°37'22"W	S31°46'30"E
21	EAST	370.00	34°54'24"	225.47	222.09	S10°50'54"E	S03°37'22"W	S31°17'30"E
22	69	370.00	26°39'28"	171.72	170.18	S17°59'48"E	S04°42'02"E	S31°17'30"E
23	OUTLOT 14	370.00	8°19'24"	53.75	53.70	S00°32'20"E	S03°37'22"E	S04°42'02"E
24	WEST	430.00	35°01'18"	282.84	258.76	S13°53'17"E	S03°37'22"E	S31°23'56"E
25	C/L	150.00	63°25'50"	186.67	157.71	N08°05'35.5"W	N03°37'22"E	N09°48'33"W
26	C/L SOUTH	150.00	36°50'49"	96.56	94.89	N14°49'02.5"W	N03°37'22"E	N33°15'27"W
27	C/L NORTH	150.00	26°33'58"	69.51	68.89	N48°32'00"W	N33°15'27"W	N59°48'33"W
28	OUTLOT 14	180.00	22°24'10"	70.38	69.83	N07°34'43"W	N03°37'22"E	N16°45'46"W
29	86	180.00	12°04'27"	37.83	37.86	N63°46'19.5"W	N47°44'06"W	N59°48'33"W
30	W/S	120.00	63°25'50"	186.69	126.17	N08°05'35.5"W	N03°37'22"E	N09°48'33"W
31	OUTLOT 14	20.00	75°31'21"	26.36	24.49	S18°58'52"W	S05°44'33"W	S18°46'48"E
32	86	20.00	75°31'21"	26.36	24.49	S05°29'46.5"E	S47°44'06"E	N06°44'33"E
33	C/L	300.00	24°07'34"	147.38	146.29	N44°40'48"E	N56°44'33"E	N32°36'59"E
34	SOUTHEAST	300.00	24°07'34"	147.38	146.29	N44°40'48"E	N56°44'33"E	N32°36'59"E
35	NORTHWEST	320.00	24°07'34"	134.75	133.75	N44°40'48"E	N56°44'33"E	N32°36'59"E
36	86	320.00	0°48'34"	4.52	4.52	N56°20'16"E	N56°44'33"E	N55°55'59"E
37	86	320.00	17°45'22"	98.17	98.77	N67°03'18"E	N55°55'59"E	N56°10'13"E
38	OUTLOT 15	320.00	5°33'38"	31.06	31.04	N35°23'48"E	N38°10'33"E	N32°36'59"E

## CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
16	C/L	350.00	44°50'19"	273.80	266.97	S50°02'08.5"W	S77°27'18"W	S32°36'59"W
17	SOUTHEAST	320.00	43°34'30"	243.37	237.55	S54°24'14"W	S78°11'29"W	S32°36'59"W
18	OUTLOT 14	320.00	1°51'42"	94.17	93.83	S41°02'50"W	S49°28'41"W	S32°36'59"W
19	70	320.00	35°42'48"	149.20	147.85	S62°50'05"W	S78°11'29"W	S49°28'41"W
20	NORTHWEST	380.00	43°53'21"	291.08	284.02	S54°33'36.5"W	S76°30'00"W	S32°36'59"W
21	OUTLOT 15	380.00	41°18'32"	288.58	287.55	S34°46'15"W	S36°55'31"W	S32°36'59"W
22	84	380.00	14°01'00"	93.18	92.95	S49°57'01"W	S59°58'11"W	S49°52'31"W
23	83	380.00	14°01'33"	93.35	93.12	S58°08'43.5"W	S69°03'04"W	S69°03'04"W
24	82	380.00	11°27'16"	75.97	75.84	S70°46'42"W	S76°30'20"W	S69°03'04"W
17	82	20.00	83°19'04"	29.08	26.59	N34°50'48"E	N39°30'20"E	N06°48'44"W
18	70	20.00	86°30'58"	29.85	27.16	N40°10'02"W	N48°17'33"W	S76°11'29"W
19	C/L	450.00	32°01'04"	251.47	248.21	S17°56'18"E	S01°55'46"E	S33°56'50"E
20	C/L NORTH	450.00	10°36'56"	83.38	83.26	S07°14'14"E	S01°55'46"E	S12°32'42"E
21	C/L SOUTH	450.00	21°24'08"	168.09	167.12	S23°14'46"E	S12°32'42"E	S33°56'50"E
22	EAST	420.00	32°01'04"	234.70	231.66	S17°56'18"E	S01°55'46"E	S33°56'50"E
23	81	420.00	0°43'46"	5.35	5.35	S02°17'39"E	S01°55'46"E	S02°39'32"E
24	80	420.00	13°36'33"	99.76	99.53	S09°27'48.5"E	S02°39'32"E	S16°16'09"E
25	79	420.00	14°26'00"	105.50	105.52	S23°22'21.5"E	S16°16'09"E	S02°42'09"E
26	78	420.00	53°44'45"	23.79	23.79	S31°27'27.5"E	S36°42'05"E	S33°56'50"E
27	82	480.00	43°52'58"	40.91	40.69	S04°27'15"E	S01°55'46"E	S08°40'44"E
28	70 + 71	480.00	19°39'17"	131.15	130.74	S26°07'11.5"E	S18°17'33"E	S33°56'50"E
29	70	480.00	8°30'20"	71.25	71.19	S22°32'43"E	S18°17'33"E	S08°47'52"E
30	71	480.00	7°08'57"	59.90	59.86	S30°22'21.5"E	S28°47'52"E	S33°56'50"E
20	C/L	310.00	42°08'08"	24.00	23.99	S36°09'54"E	S33°56'50"E	S38°22'58"E
21	NORTHEAST	280.00	42°08'08"	21.68	21.67	S36°09'54"E	S33°56'50"E	S38°22'58"E
22	SOUTHWEST	340.00	42°08'08"	26.32	26.31	S36°09'54"E	S33°56'50"E	S38°22'58"E
23	OUTLOT 14/16	340.00	14°11'08"	10.00	10.00	S51°05'17"E	S51°06'43"E	S52°47'51"E
24	C/L	400.00	17°49'31"	89.54	89.35	N87°28'39.5"E	N88°08'35"E	N81°01'54"E
25	NORTH	370.00	12°49'31"	82.82	82.65	N87°28'39.5"E	N88°08'35"E	N81°01'54"E
26	SOUTH	430.00	19°14'40"	144.43	143.75	S89°27'46"E	S74°43'26"E	N81°01'54"E
27	BOUNDARY	430.00	6°25'09"	48.18	48.15	S82°55'00.5"E	S74°43'26"E	N80°01'54"E
28	R/W	430.00	12°46'31"	96.25	96.05	N87°28'39.5"E	N88°08'35"E	N81°01'54"E
29	50	430.00	14°21'09"	107.72	107.43	S86°50'00.5"E	S74°43'26"E	N80°01'54"E
30	51	430.00	43°53'31"	36.71	36.70	N82°58'59.5"E	N85°55'25"E	N81°01'54"E
23	C/L	600.00	7°51'00"	82.20	82.14	S84°57'24"W	S88°52'54"W	S81°01'54"W
24	NORTH	630.00	7°51'00"	86.31	86.25	S84°57'24"W	S88°52'54"W	S81°01'54"W
25	SOUTH	570.00	7°51'00"	78.09	78.03	S84°57'24"W	S88°52'54"W	S81°01'54"W
26	51	570.00	13°33'34"	15.51	15.51	S81°48'41"W	S82°35'28"W	S81°01'54"W
27	52	570.00	61°27'26"	62.58	62.55	S85°44'11"W	S88°52'54"W	S82°35'28"W

## CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
24	C/L	250.00	30°39'24"	133.76	132.17	N73°33'12"E	N88°52'54"E	N58°13'30"E
	NORTH	220.00	30°39'24"	117.71	116.31	N73°33'12"E	N88°52'54"E	N58°13'30"E
	88	220.00	8°34'18"	32.91	32.88	N84°35'45"E	N88°52'54"E	N87°18'36"E
	87	220.00	22°05'06"	84.80	84.28	N69°16'03"E	N87°18'36"E	N58°13'30"E
	SOUTH	280.00	30°39'24"	149.82	148.04	N73°33'12"E	N88°52'54"E	N58°13'30"E
	53	280.00	17°43'16"	86.60	86.36	N80°01'16"E	N88°52'54"E	N71°09'38"E
	54	280.00	12°56'08"	63.22	63.08	N84°41'34"E	N71°09'38"E	N58°13'30"E
25	C/L	150.00	125°45'58"	329.25	267.02	N58°53'32"W	N03°59'26"E	S58°13'30"W
	NORTHEAST	180.00	125°45'58"	305.10	300.43	N58°53'32"W	N03°59'26"E	S58°13'30"W
	68	180.00	22°19'51"	70.15	69.71	S69°23'25.5"W	S68°33'21"W	S58°13'30"W
	67	180.00	30°31'58"	95.40	94.59	N84°15'40"W	N69°04'41"W	S58°13'30"W
	66	180.00	30°31'58"	95.40	94.29	N53°53'42"W	N38°42'43"W	N69°04'41"W
	65	180.00	32°50'01"	103.15	101.74	N22°17'42.5"W	N02°52'42"W	N38°42'43"W
	OUTLOT 14	180.00	31°10'11"	100.00	100.00	N04°17'11.5"W	N02°41'41"W	N05°52'42"W
	64	180.00	6°41'07"	21.00	20.99	N00°38'52.5"E	N03°59'26"E	N02°41'41"W
	SOUTHWEST	120.00	125°45'56"	263.40	213.62	N58°53'32"W	N03°59'26"E	S58°13'30"W
	57	120.00	21°33'11"	45.14	44.87	S69°09'58.5"W	S74°40'41"W	S58°13'30"W
	58	120.00	104°12'49"	218.26	188.40	N48°06'56.5"W	N03°59'26"E	S74°40'41"W
26	C/L	150.00	37°30'49"	88.21	86.47	S14°45'08.5"E	S03°59'26"E	S33°31'33"E
	EAST	120.00	28°49'08"	54.67	53.62	S08°50'07"E	S03°59'26"E	S21°40'40"E
	WEST	180.00	31°22'24"	98.80	97.89	S17°44'18"E	S03°59'26"E	S27°27'50"E
27	TOTAL	20.00	69°47'44"	24.36	22.88	N07°28'51"E	N02°19'46"E	N02°27'58"W
	59	20.00	65°45'17"	22.95	21.71	N05°24'40.5"E	N08°17'19"E	N02°27'58"W
	60	20.00	4°02'27"	1.41	1.41	N40°18'32.5"E	N42°19'46"E	N08°17'19"E
	64	20.00	86°36'10"	30.23	27.43	S65°07'45"E	S21°49'40"E	N71°34'10"E
	60	310.00	0°26'48"	2.42	2.42	S08°29'30"W	S08°25'46"W	S08°16'08"W
	C/L	150.00	76°13'37"	199.56	185.17	S45°49'44.5"W	S48°56'33"W	S08°25'46"W
	C/L SW	150.00	47°45'41"	125.04	121.45	S37°35'46.5"W	S48°56'33"W	S08°25'46"W
	C/L NE	150.00	28°27'56"	74.52	73.76	S70°42'35"W	S48°56'33"W	S56°28'37"W
	60	180.00	33°36'50"	105.60	104.09	S25°31'21"W	S42°19'46"W	S08°25'46"W
	64	180.00	13°22'23"	42.01	41.92	S78°19'41.5"W	S48°56'33"W	S71°34'10"W
	SOUTHEAST	120.00	17°10'03"	159.65	148.15	S49°49'44.5"W	S48°56'33"W	S08°25'46"W
31	C/L	1000.00	7°10'03"	131.36	131.28	S89°31'24.5"W	N87°53'24"E	S84°56'33"W
	NORTH	1000.00	7°09'39"	134.36	134.89	S88°31'22.5"W	N87°53'24"E	S84°56'33"W
	64	1000.00	1°01'13"	19.23	19.23	S85°20'09.5"W	S85°51'48"E	S85°56'33"W
	63	1000.00	6°08'16"	112.55	115.69	N88°01'59"W	N87°53'24"E	S85°57'46"E
	SOUTH	1000.00	7°10'28"	127.72	127.64	S88°31'47"W	N87°52'59"E	S84°56'33"W
	62	1000.00	6°12'05"	112.23	112.53	N88°17'35.5"W	N88°21'22"W	S84°56'33"W
	OUTLOT 16	1000.00	0°28'03"	8.42	8.46	N89°07'10.5"W	N88°21'22"W	S84°56'33"W
32	BOUNDARY	280.00	28°48'14"	133.16	131.95	S49°52'26"E	S33°02'10"E	S59°48'37"E



# QUIETWOOD ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN )  
COUNTY OF WAUKESHA ) SS

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 12 of "QUIETWOOD ADDITION NO. 1", recorded in the Office of the Registrar of Deeds for Waukesha County on August 13, 2023, as Document Number 4832220, being located in a part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 33, Town 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin.

Said Parcel contains 3,503,803 Square Feet (or 80.4385 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of QUIET WOOD DEVELOPMENT, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 235 of the Wisconsin Statutes and the subdivision regulations of the Village of Menomonee Falls in surveying, dividing and mapping the same.

Dated this 20th Day of September, 2025.  
REVISED: 12/4/25



*Grady L. Gosser*  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor, S-2872  
TRIO ENGINEERING, LLC  
19085 W. Capitol Drive, Suite 300  
Brookfield, WI 53045  
Phone: (262)790-1480 Fax: (262)790-1481

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

QUIET WOOD DEVELOPMENT, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

### APPROVING AGENCIES:

1. Village of Menomonee Falls

### AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this 15th day of December, 2025.

QUIET WOOD DEVELOPMENT, LLC

*Mary Berg*, President

STATE OF WISCONSIN )  
COUNTY OF WAUKESHA ) SS

Personally came before me this 15th day of December, 2025, the above named Mary Berg, President of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.



*Christine Crivello*  
Print Name: Christine Crivello  
Public, Waukesha County, WI  
My Commission Expires: 11/15/2029

## CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN )  
COUNTY OF WAUKESHA ) SS

I, Jennifer Grant, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 15th day of December, 2025 on any of the land included in the Plat of "QUIETWOOD ADDITION NO. 2".

Dated this 15th Day of December, 2025.

*Jennifer Grant*  
Jennifer Grant, County Treasurer

## CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN )  
COUNTY OF WAUKESHA ) SS

I, Valerie Urmich, being duly appointed, qualified and acting interim Treasurer of the Village of Menomonee Falls, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 15th day of December, 2025 on any of the land included in the Plat of "QUIETWOOD ADDITION NO. 2".

Dated this 15th Day of December, 2025.

*Valerie Urmich*  
Valerie Urmich, Village Treasurer

## VILLAGE BOARD APPROVAL:

Resolved, that the plat of "QUIETWOOD ADDITION NO. 2", in the Village of Menomonee Falls, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board or trustees of the Village of Menomonee Falls, on this 15th day of December, 2025.

*Jeremy Eda*  
Jeremy Eda, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of Trustees of the Village of Menomonee Falls.



*Amy Disinger*  
Amy Disinger, Village Clerk

## MENOMONEE FALLS PLAN COMMISSION:

Preliminary Approval: Date: November 4, 2025

*Don Smith*  
Secretary

Final Approval: Date: November 4, 2025

*Don Smith*  
Secretary



*Don Smith*  
Print Name: Don Smith  
Public, Waukesha County, WI  
My Commission Expires: 11/15/2029

## UTILITY EASEMENT PROVISIONS:

An Easement for electric, natural gas, and communications service is hereby granted by QUIET WOOD DEVELOPMENT, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as Wisconsin Electric Power Company and Wisconsin Gas, LLC, doing business as WEPCO, a Wisconsin corporation, and SPECIFIC MID-AMERICA, LLC, Grantee, and

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all its over, under, across, along and upon the property shown within those areas on the plat designated as Utility Easement Areas and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of such lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantee agrees to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or their agents. This restoration, however, does not apply to the initial installation of solid underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantee.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

## CONSENT OF CORPORATE MORTGAGEE:

TRIO NATIONAL BANK, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Plat, and does hereby consent to the above certificate of QUIET WOOD DEVELOPMENT, LLC, owner, this 15th day of December, 2025.

*Travis Arnold*  
Travis Arnold, VP

STATE OF WISCONSIN )  
COUNTY OF WAUKESHA ) SS

Personally came before me this 15th day of December, 2025, the above named Travis Arnold, VP of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified December 12, 2025  
*Don Smith*  
Department of Administration



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Brookfield, WI 53045  
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